

13 Rosewood Drive, Clarenza, NSW 2460



Sold House

Tuesday, 27 February 2024

13 Rosewood Drive, Clarenza, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4008 m2

Type: House



Kylie Swift

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\$835,000

A sister development from the well-established Merton Mews, Merton Brook Estate is just 50 minutes North of Coffs Harbour, 30 minutes West of Woolli & Minnie Water and an easy 5-minute drive to the CBD of Grafton. Here, we are large enough to have services and sealed road access, yet we are small enough that marsupials still share space. There's an ecological balance here. This story book setting starts with the leaf-lined 1 acre allotment, with a gently undulating nature corridor and seasonal brook at the rear. Young shrubs, cottage flower gardens and the quaint vegetable patch are already in the picture. Inspired by the architecture of yesteryear, alongside the appreciation of clean, low-set modern living, the design features of our Rosewood property package balance the best of both worlds beautifully. Here are just some of her attributes:

- Circa 2022, this elegant property package is approximately 18 months old and was generously designed for the enjoyment of the owner occupier.
- The home consists of four carpeted bedrooms, three with walk-in robes and one with a built-in robe. Independently zoned ducted air conditioning is a feature throughout.
- Two fully equipped bathrooms inclusive of a luxurious master ensuite with a free-standing clawfoot bath, large shower, and enclosed toilet room. All-inclusive 2 x showers, 2 baths, 2 x vanities, 2 x toilets.
- Central study nook with enough space for dual occupancy work.
- Crisp white country kitchen, stone bench-tops that double as a breakfast bar, spacious walk-in pantry, double sink, dishwasher space, deep drawers, above-head cupboards, electric appliances, and a generous fridge space.
- The choice of three living areas including the front living room, the open plan living/dining area, or the alfresco living space.
- Attention to design details such as decorative front eaves, Hardie Plank weatherboard façade, cool country colour palette, designer floor and wall tiles, high ceilings, raked ceilings to the main living area, feature windows and shutters.
- Remote access to the double garage with extra room for storage. Don't miss this opportunity to take ownership of this near-new home still under warranty, without the wait of building.* We would like to declare that two of our bedroom images were virtually staged to inspire our potential purchasers. They will be vacant or lightly furnished on inspection. Contact Kylie Swift of Virtue Property on 0488 161 621 to register your interest.

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